

SUBDIVISION REVIEW SHEET

C11
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CASE NO.: C8-2010-0011-0A

PC DATE: September 14, 2010

SUBDIVISION NAME: Andersons Resubdivision

AREA: .35 Acres

LOTS: 2

APPLICANT: Wally & Ella Anderson

AGENT: Harris- Grant Surveyor (Thos Watts)

ADDRESS OF SUBDIVISION: 2609 South 4th Street

GRIDS: MH20

COUNTY: Travis

WATERSHED: Bouldin

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

EXISTING LAND USE: Single Family

ADMINISTRATIVE WAIVERS: Balance of the Tract

VARIANCES: None

SIDEWALKS: Sidewalks are required.

NEIGHBORHOOD PLAN: Galindo

DEPARTMENT COMMENTS:

The request is for approval of the Anderson's Resubdivision. This case is a resubdivision of a portion of one lot (that conveyed 2' to a neighboring lot in the late 1950's or early 1960's due to a fence encroaching) and a second lot. The result would be two legal lots.

STAFF RECOMMENDATION:

The staff recommends approval of the Resubdivision. The plat now meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

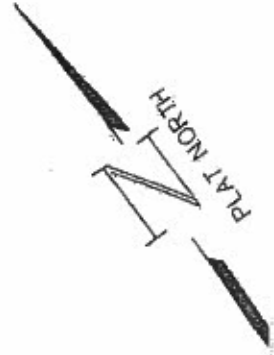
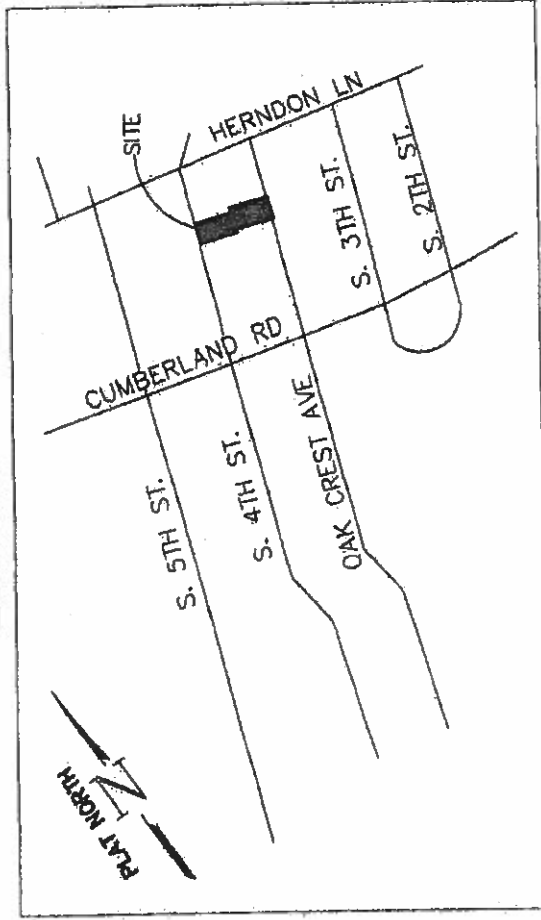
CASE MANAGER: David Wahlgren
David.wahlgren@ci.austin.tx.us

PHONE: (512) 974-6455

C11
2

DIVISION
e Heights Section Two
section 1

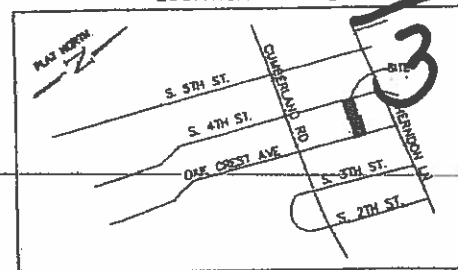
LOCATION MAP



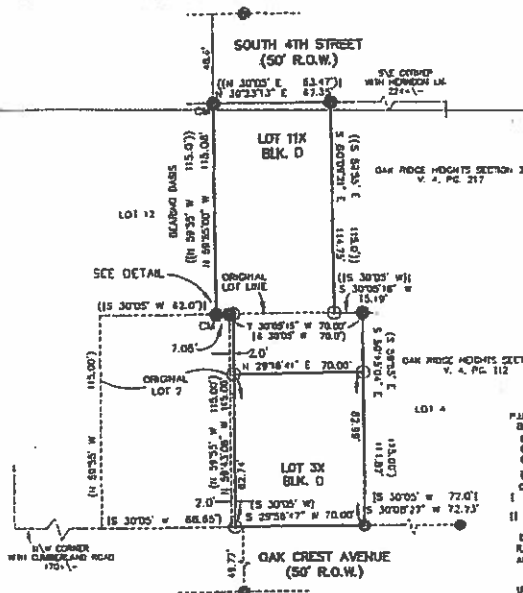
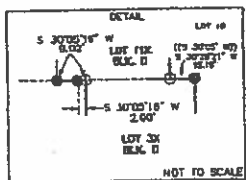
LOT 10	TO SCALE
30705' W))	
0'28'21" W	
15.19'	

- ANDERSON'S RESUBDIVISION
A Resubdivision of Lot 11, Block D, Oak Ridge Heights Section Two
& Lot 3, Oak Ridge Heights, Section 1

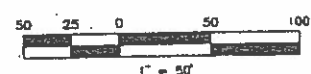
LOCATION MAP



AREA SUMMARY
3K = 0.13386 OR 5,800.8 SQ FT
11K = 0.028 AC OR 9,548.8 SQ FT



MAP SYMBOLS
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE
1/2" REBAR FOUND
1/2" REBAR SET
IRON PIPE FOUND
SPRINKLER FOUND
CONTROL MONUMENT
RECORD DATA FROM PLAT #102
RECORD DATA FROM PLAT #101
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
ACRES = 0.13
UTILITY PROVIDERS
ELECTRIC, WATER AND SEWER - CITY OF AUSTIN
GAS - SOUTHERN UNION
TELEPHONE - AT&T



THIS RESUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THE DATE STATED BELOW.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF , 20 AD

GREG GUERNSEY, DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TEXAS

PRINTED NAME

- NOTES.**
1. THIS RESUBDIVISION PLAT IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS THAT THE LOTS ON THE ORIGINAL PLAT WERE.
2. NO PART OF THIS RESUBDIVISION PLAT IS WITHIN THE DESIGNATED FLOOD HAZARDOUS AREA AS SHOWN ON THE FIRM MAP NO. 44000-1-0000 DATED 09/25/2008, FOR THE CITY OF AUSTIN.
3. SETBACK LINES SHALL BE 25 FEET FROM THE FRONT PROPERTY LINE, AND 5' FROM ANY OTHER PROPERTY LINE OR AS CONTAINED IN THE ZONING REGULATIONS ORDINANCE ADOPTED JULY, 21, 1941.
4. NO ADDITIONAL SUBDIVISION IMPROVEMENTS ARE REQUIRED BY THIS RESUBDIVISION PLAT.

I HEREBY CERTIFY THAT IN COMPLIANCE WITH SECTION 25-8-152 OF THE LAND DEVELOPMENT CODE OF THE CITY THAT I AM A CIVIL ENGINEER REGISTERED IN THE STATE OF TEXAS TO PRACTICE ENGINEERING, AND HAVE REVIEWED THE ENGINEERING INFORMATION SHOWN ON THIS PLAT AND DETERMINED TO THE BEST OF MY KNOWLEDGE THAT IT IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 25 OF THE CITY OF AUSTIN CODE.



David Horn, P.E.
Registered Professional Engineer #46772
F-7824

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF , 2010.

CHAIRPERSON

PRINTED NAME

SECRETARY

PRINTED NAME

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL PERSONS BY THESE PRESENTS

THAT, WALLY R. ANDERSON AND ELLA M. ANDERSON, OWNERS OF LOT 11, BLOCK D, OAK RIDGE HEIGHTS SECTION TWO, AS RECORDED IN PLAT BOOK 4 ON PAGE 217 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND LOT 3, BLOCK D, OAK RIDGE HEIGHTS SECTION 1, AS RECORDED IN PLAT BOOK 4 ON PAGE 212, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO THEM BY A DEED RECORDED IN VOLUME 11903, ON PAGE 1617 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS AND TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE THOSE LOTS TO RELOCATE THE LOT LINE BETWEEN THE TWO LOTS, AFTER HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS ANDERSON'S RESUBDIVISION; SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS PREVIOUSLY ORANTED AND NOT RELEASED. THIS PLAT DOES NOT DEDICATE ANY NEW STREETS OR EASEMENTS.

WITNESS OUR HANDS AS DATED BELOW:

WALLY R. ANDERSON DATE 8-10-10
ELLA M. ANDERSON DATE 8-10-10
2609 SOUTH 4TH STREET
AUSTIN, TEXAS 78704

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WALLY R. AND ELLA M. ANDERSON ON THE 10 DAY OF August, 2010 A.D.

Cherie Dille
NOTARY SIGNATURE

PRINTED NAME

COMMISSION EXPIRES



I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:
HARRIS-GRANT SURVEYING INC.
1700 S. LAMAR BOULEVARD, STE. 332
AUSTIN, TEXAS 78704
(512)444-1781



JAMES M. GRANT DATE 8-9-2010
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1919

STATE OF TEXAS
COUNTY OF TRAVIS

I, DAHA BEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 2010, A.D., AT M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.